

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

WEDNESDAY, MARCH 3, 2010

6:00 P.M. WORKSESSION

LOCATION: PURCELLVILLE ROOM
Government Center
1st Floor

Commissioners Present: Robert Klancher, Chairman, Broad Run District; Kevin Ruedisueli, Vice Chairman, At Large; Erin Austin, Catoctin District; Glen Bayless, Sugarland Run District; Cliff Keirce, Dulles District; Peggy Maio, Blue Ridge District; Gigi Robinson, Leesburg District; Valdis Ronis, Potomac District; Helena Syska, Sterling District.

Staff Present: John Merrithew, Assistant Director of Planning; Planners: Judi Birkitt, Joe Gorney; Nancy Bryan, Recording Secretary; Building & Development Staff: Alex Blackburn, Laura Edmonds, Kevin Hale, Trent Small, Mark Stultz, Dave Ward.

1. **CPAM 2009-0001, Route 28 Keynote Employment Policies**

Cindy Keegan, Project Manager, provided a brief update of the application. From the comments received at the Stakeholder Outreach, staff is writing and finalizing issue papers regarding economic development, fiscal impact, land use, transportation, housing, energy, environmental, and a background paper on zoning. The next step will be to provide the stakeholders with the issue papers and begin the facilitated workshops. Postcard notifications regarding the workshops will be sent to every property owner within the tax district, as well as e-mail blasts, webpage information, news releases, and citizen alerts. These workshops will be held in mid-March, April 24th, and the end of May.

The Route 28 Sub-Committee members will be Bob Klancher, Chair; Cliff Keirce; and Valdis Ronis.

Robyn Bailey, Department of Economic Development provided a quick update of information regarding commercial real estate economics and long-term expectations. A chart depicting general development timelines was provided.

2. **ZMAP 2009-0005, SPEX 2009-0009, CMPT 2009-0001 Green Energy Partners/Stonewall Hybrid Energy Park**

The Planning Commission approved CMPT 2009-0001, Green Energy Partners/Stonewall Hybrid Energy Park, based on the attached Findings and forwarded the application to the Board of Supervisors for ratification, AND the Planning Commission forwarded ZMAP 2009-0005 and SPEX 2009-0009, Green Energy Partners/Stonewall Hybrid Energy Park, to the Board of Supervisors with a recommendation of approval, subject to the Proffer Statement dated February 26, 2010 and the Conditions of Approval dated March 3, 2010, and based on the attached Findings, amended to include the Planning Commission recognizes that the potential use of Leesburg's treatment effluent is integral to the green energy proposal. (8-1, Robinson opposed). *Staff Contact: Judi Birkitt*

3. CPAM 2009-0002, ZOAM 2009-0004, DOAM 2009-0004, Chesapeake Bay Preservation Act Policies

The Planning Commission referred the draft amendments to subcommittee for further review. Subcommittee members are Kevin Ruedisueli, Chair; Erin Austin; and Gigi Robinson.